



T.O. PILOT HOUSE

T.O. PARAPET 9'-0"

ROOF 3'-6"

3RD FLOOR 11'-0"

33'-0"

2ND FLOOR 11'-0"

11'-0"

GRADE / 1ST FLOOR 1'-3"

10'-0"

BASMENT

2'-6" SHARED ALLEY 1'-3"

2250-64 N. 5TH ST.
ADJACENT VACANT LOT

2248 N. 5TH ST.
PROPOSED 3-STORY BUILDING

2246 N. 5TH ST.
EXISTING 3-STORY BUILDING

2244 N. 5TH ST.
EXISTING 3-STORY BUILDING

PROPERTY LINE

2'-0" WIDE ALLEY

OPEN AREA
208.7 S.F.

PROPERTY LINE

11'-6"

13'-4"

2'-6" WIDE SHARED ALLEY

15'-2"

4'-2"

7'-0"

4'-2"

40'-2"

PROPOSED BUILDING DEPTH

54'-0"

PROPERTY DEPTH

2251 N. REESE ST.
ADJACENT VACANT LOT

7'-9"

22'-7"

PILOUTHOUSE

2247-49 N. REESE STREET
Proposed 3-Story
Four-Family Dwelling
w/ Full Cellar, (2) Pilot Houses,
and Roof Decks

HATCHED AREA
INDICATES OPEN
EXIT PASSAGEWAY
ON GRADE

10'-0"

245 N. REESE ST.
ADJACENT VACANT LOT

5'-0"

OUTLINE OF
RECESSED ENTRY @
1ST FLOOR

EGRESS WELL W/
3'-0"x6'-0" GRATE
FLUSH W/ WALKWAY

29'-9"

PROPOSED BUILDING WIDTH @ 1ST FLOOR
31'-0"

PROPERTY WIDTH

1'-3"

3'-0"

BLDG. ZONE

5'-0"

FURN. WALKING ZONE

2'-0"

EXIST'G CURB

N. REESE STREET
(10'-20'-10")
LEGALLY OPEN - ON CITY PLAN

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	31'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT	1,878 SQ. FT.	1,674 SQ. FT.
MAX. OCCUPIED AREA	75%	-	1,255 SQ. FT. (75%)
MIN. FRONT SETBACK	-	-	N/A
MIN. SIDE YARD WIDTH	-	-	N/A
MIN. REAR YARD DEPTH	9'-0"	-	13'-6"
MAX. BUILDING HEIGHT	38'-0"	-	33'-0"



Project No. -	Date of Issue: 11/07/2023
Revision No:	Drawn By: 247
11-07-2023	ISSUED FOR ZONING
12-04-2023	ISSUED FOR COMMENT

ISSUED FOR ZONING: 11-07-2023

Z1.0

Zoning Permit

Permit Number ZP-2023-013825

LOCATION OF WORK 2247-49 N REESE ST, Philadelphia, PA 19133-2516	PERMIT FEE \$654.00	DATE ISSUED 1/9/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER YCY314 LLC	144 Village Path Lakewood, New Jersey 08701
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OWNER CONTACT 1 Joseph Katz	144 Village Path, Lakewood, NJ 08701
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure (w/roof decks and pilot house enclosing access stairs only), size and location as shown on plan/application.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2247-49 N REESE ST, Philadelphia, PA 19133-2516

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

For use as Multi-Family Household Living (Four (4) Dwelling Units).

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.